

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	-55	RANDOLPH ST, ARLINGTON

OWNERSHIP

Owner 1:	PALLA MANRICO F/TRUSTEE		
Owner 2:	MANRICO TRUST		
Owner 3:			
Street 1:	C/O MARK PALLA		
Street 2:	PO BOX 502		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
		Own Occ:	Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	PALLA MANRICO F -		
Owner 2:	-		
Street 1:	55 RANDOLPH ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2456 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit	Total:	456,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	441,200		456,000	897,200
Total Card	0.115	441,200		456,000	897,200
Total Parcel	0.115	441,200		456,000	897,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		365.35	/Parcel: 365.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	441,400	0	5,000.	456,000	897,400	897,400	Year End Roll	12/18/2019
2019	104	FV	342,300	0	5,000.	484,500	826,800	826,800	Year End Roll	1/3/2019
2018	104	FV	342,300	0	5,000.	353,400	695,700	695,700	Year End Roll	12/20/2017
2017	104	FV	320,700	0	5,000.	307,800	628,500	628,500	Year End Roll	1/3/2017
2016	104	FV	320,700	0	5,000.	262,200	582,900	582,900	Year End	1/4/2016
2015	104	FV	285,300	0	5,000.	256,500	541,800	541,800	Year End Roll	12/11/2014
2014	104	FV	285,300	0	5,000.	210,900	496,200	496,200	Year End Roll	12/16/2013
2013	104	FV	297,000	0	5,000.	200,600	497,600	497,600		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2020	Mail Update	JO	Jenny O
3/20/2012	Inspected	BR	B Rossignol
1/26/2009	Meas/Inspect	294	PATRIOT
11/14/2000	Hearing Chag	189	PATRIOT
11/11/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

	Alt	%	Spec	J	Fact	Use Value	Notes
	Class		Land	Code			
ed						456,000	
0,000							

456,000	Spl Credit		Total:	456,000
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apro

Database: AssessPro - FY2021

2021

